

**FOR SALE**

**215 FORT YORK BLVD, TORONTO**

**\$179,000**

## PARISCO CAFE

Lovely licensed café and restaurant located at Fleet Street and Lake Shore in a vibrant downtown waterfront neighbourhood. This beautiful south-facing unit is filled with natural light and features a great patio that is perfect for people-watching and capturing steady pedestrian traffic. Situated at the base of a residential condo, the location benefits from a built-in customer base and consistent flow from the surrounding community.

The space offers 1,180 sq ft with a smart, efficient layout and a modern buildout highlighted by high ceilings and a bright, open atmosphere. Fully equipped with a 6-ft commercial hood, ample prep area, and a full kitchen, this turnkey setup is licensed for 33 indoors plus 22 on the patio, making it ideal for both dine-in and outdoor service during peak seasons.

Currently operating but open for rebranding into a different concept, cuisine, or franchise, this is an excellent opportunity for operators looking to establish themselves in a sought-after waterfront pocket. Lease rate of \$6,991 gross rent including TMI, water, hydro, and garbage with 4 + 5 years remaining. Please do not go direct or speak to staff or ownership.

**\$6,991 Gross Rent**

**1,180 Sq Ft**

**Licensed Restaurant with Patio**

**READY FOR SECONDS?**

Call me to discuss this listing today.



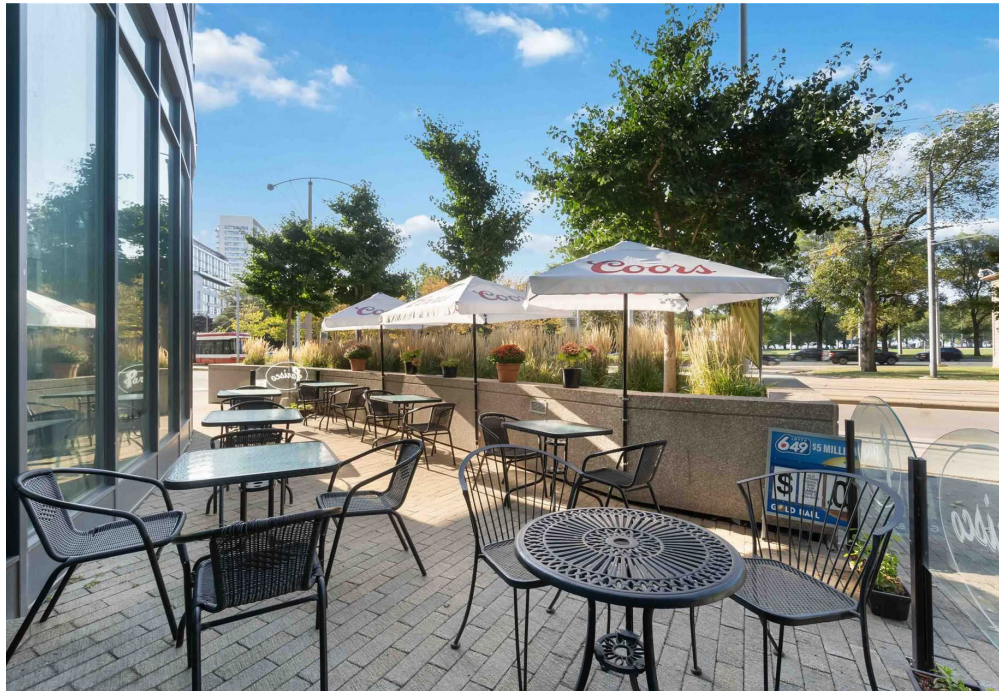
**RYAN EARL, Broker and Founder**

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This document is not meant to solicit existing listings. (12.2002).

# carve REAL ESTATE



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## OTHER LISTINGS:



### BLACK DOG CAFE

- Café & Bakery
- 700 Sq Ft
- \$2,300 Gross Rent
- Seating for 10



### THE HAPPY BAKERS

- Bakery Cafe
- 1,200 Sq Ft
- \$3,350 Gross Rent
- Seating for 30



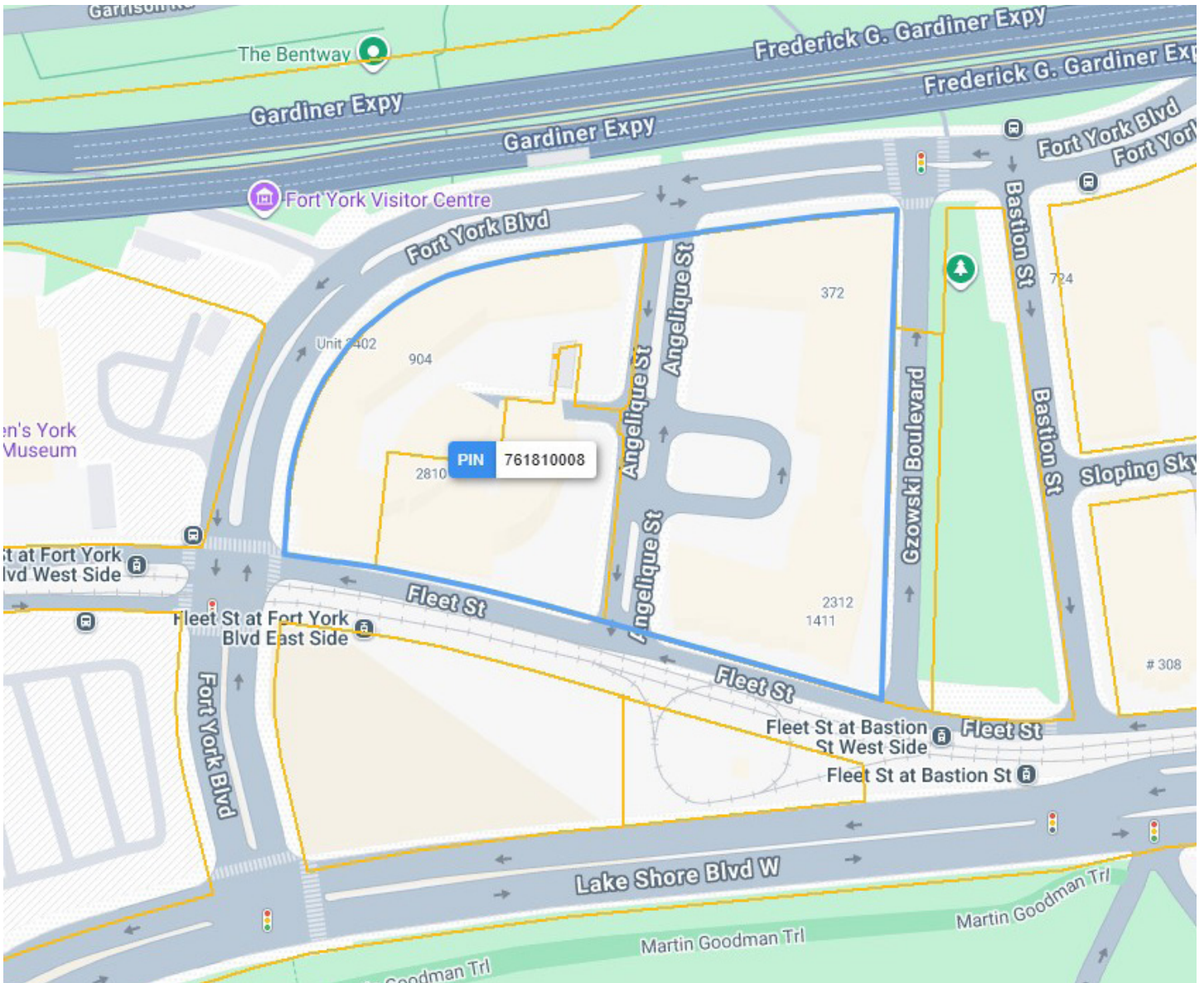
### ST. GERRARD BAKERY

- Cafe & Bakery
- 1,000 Sq Ft
- \$3,900 Gross Rent
- Great location in a very busy part of the east end



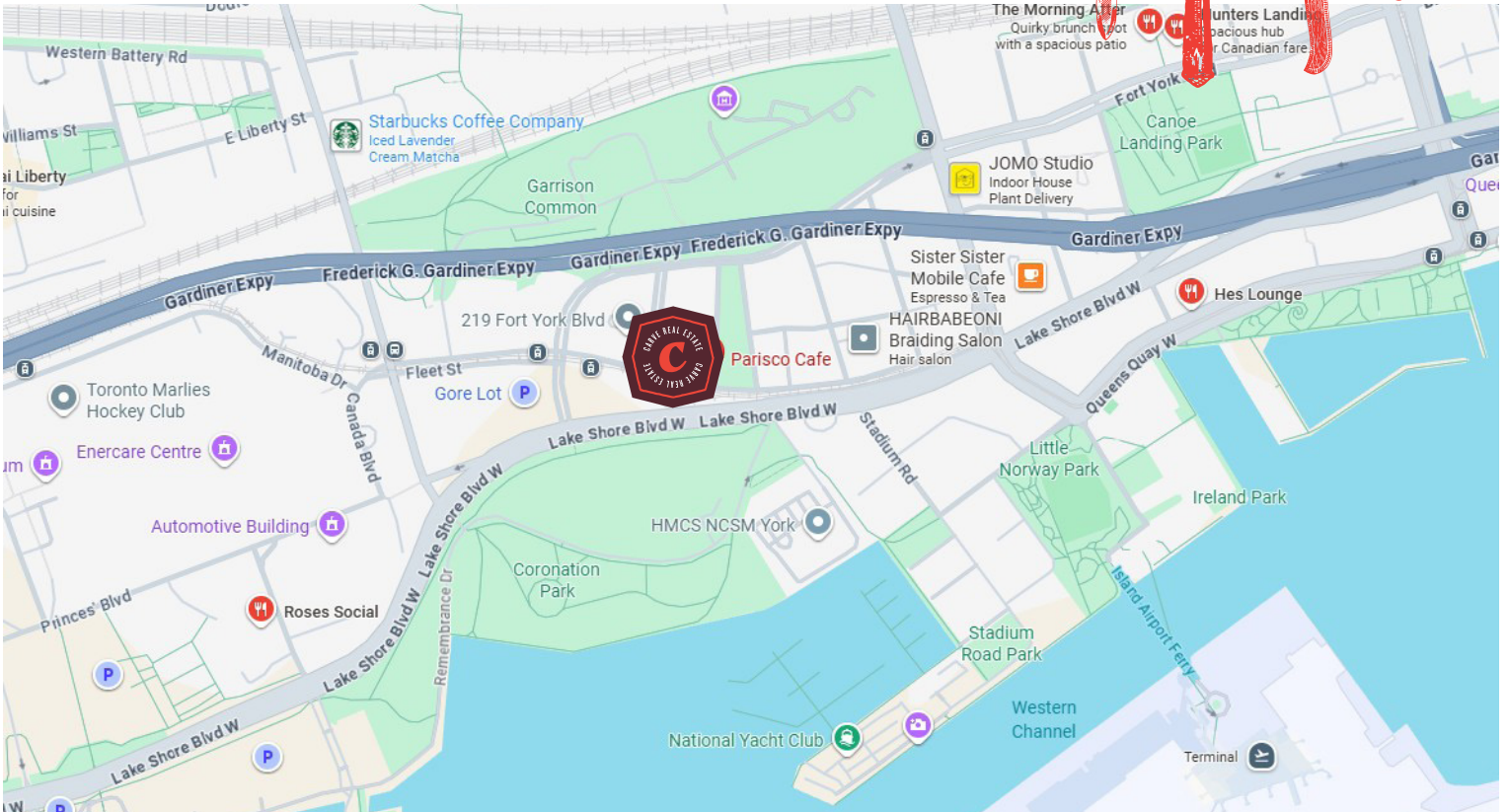
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## BUILDING DETAILS

Located just steps from Toronto's scenic waterfront, this Fleet Street and Lake Shore location sits in a highly desirable pocket surrounded by condo towers, parks, and year-round pedestrian activity. With close proximity to Coronation Park, the Martin Goodman Trail, and Exhibition Place, the area draws a strong mix of local residents, office users, and seasonal visitors, creating steady demand for quality food and beverage options throughout the day.

This neighbourhood continues to see strong residential growth and densification, with a built-in clientele that values convenient dining, cafés, and takeout options. The combination of waterfront lifestyle, nearby transit routes, and easy access to downtown Toronto makes this a prime destination for both independent operators and established brands looking to expand into a proven market.

The premises itself offers excellent versatility with its modern construction, high ceilings, and ability to accommodate a wide range of concepts including brunch, café, casual dining, or even a more elevated evening service. The patio component adds significant seasonal upside, while the overall layout supports efficient operations for dine-in, takeout, and delivery-focused business models.

### LOT SIZE

**Frontage:**

138.95 ft along Fort York Blvd

**Depth:**

Approximately 96.46 ft

**Dimensions:**

491.08 ft x 40.27 ft x 40.27 ft x  
284.27 ft x 93.98 ft x 345.58 ft x  
45.92 ft x 45.92 ft x 53.22 ft x 53.22  
ft x 53.22 ft x 368.31 ft

**Size:**

215,805.43 ft<sup>2</sup> (4.954 ac)

**Lot Measurement Accuracy:**

LOW



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